LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48458LUM75 Price: 720 000 EUR

agency fees to be paid by the seller

Paris 10th – Saint-Vincent-de-Paul (border with the 9th) – 83 m Haussmann apartment, 3 bedrooms, balcony

EXCLUSIVE







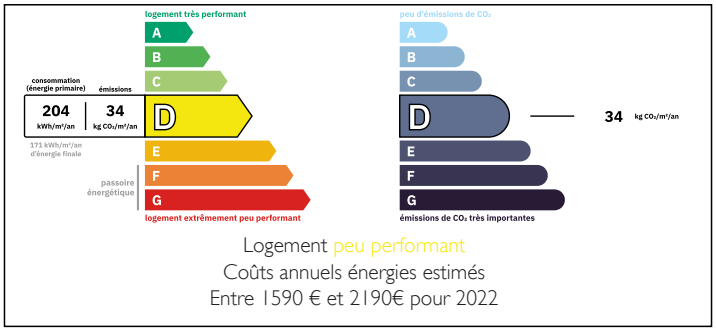








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1590 € et 2190€ pour 2022

INFORMATION

Town:	Paris
Department:	Paris
Bed:	3
Bath:	2
Floor:	85 m2
Outside Space:	5 m2

IN BRIEF

At the immediate boundary of the 9th and 10th arrondissements, in the Saint-Vincent-de-Paul area, close to the Saint-Quentin market and the Barbès, Gare du Nord and Gare de l'Est metro stations, this Haussmann-style apartment is located on the 2nd floor with a lift in a prestigious, very well-maintained and carefully managed building.

It overlooks both the courtyard and boulevard Magenta.

It comprises a living room opening onto a continuous balcony, three bedrooms, a separate kitchen, a bathroom, a shower room and toilets.

One bedroom and the living room can easily be combined by removing a simple partition, creating a beautiful and more generous living space. The other two bedrooms overlook the courtyard. The layout also allows for the creation of a small third courtyard-facing bedroom in place of the kitchen.

The apartment benefits from an open view and no overlooking neighbours, providing...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **1800 EUR**

NOTES

DESCRIPTION

At the immediate boundary of the 9th and 10th arrondissements, in the Saint-Vincent-de-Paul area, close to the Saint-Quentin market and the Barbès, Gare du Nord and Gare de l'Est metro stations, this Haussmann-style apartment is located on the 2nd floor with a lift in a very well-maintained and carefully managed building.

It overlooks both the courtyard and boulevard Magenta (between rue de Rocroy and rue du faubourg Poissonnière).

It comprises a living room opening onto a continuous balcony, three bedrooms, a separate kitchen, a bathroom, a shower room and toilets.

One bedroom and the living room can easily be combined by removing a simple partition, creating a larger and more generous living space. The other two bedrooms overlook the courtyard. The layout also allows for the creation of a small third courtyard-facing bedroom in place of the kitchen.

The apartment benefits from an open view and no overlooking neighbours, providing a pleasant feeling of openness and natural light.

A Technical Building Inspection (DTG) has been carried out for the building and recommends several works. The cost of these works may be discussed and negotiated between the parties.

The condominium is otherwise very well managed and regularly maintained, in a sought-after residential environment close to shops, public transport and the area's amenities.

The floor plan is shown in the photos.

The exposure is mainly East-facing, but the apartment is very bright thanks to its high ceilings, lack of overlooking neighbours and the open outlook in front of the windows.

Courtyard for bicycles / stroller...

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